

Document 2006 2864

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MICHELLE UTSLER, COUNTY RECORDER  
MADISON IOWA

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
INDEXED	<input type="checkbox"/>

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Prepared By: Jerrold B. Oliver, PO BOX 230, Winterset, IA 50273 (515) 462-3731

✓ Return To: Jerrold B. Oliver, PO BOX 230, Winterset, IA 50273 (515) 462-3731

**AMENDED FINAL PLAT OF  
PONDEROSA RANCH SUBDIVISION**

We, Albert Charles Fagen, Single and Peggy L. Higgins, Trustee of the Donald D. Hircock

Revocable Trust Agreement dated August 17, 2005, who are all of the owners of the real estate

located in Ponderosa Ranch Subdivision, Madison County, Iowa, which is described as follows:

A Part of Parcel E in the Northwest Fractional Quarter of the Northwest Quarter of Section 7, Township 76 North, Range 28 West of the 5<sup>th</sup> P.M., Madison County, Iowa, described as follows: Beginning at the Northwest corner of said Section 7: thence S 89°58'49" E a distance of 923.30' to an iron pin; thence S 00°31'45" W a distance of 885.46' to an iron pin; thence N 89°43'33" W a distance of 311.94' to an iron pin; thence N 00°26'56" W a distance of 365.19' to an iron pin; thence N 89°42'53" W a distance of 596.53' to a pk nail; thence N 00°25'24" W a distance of 516.11' to the point of beginning, having an area of 13.574 acres including acres of county road right-of-way.

do hereby amend the Final Plat of said subdivision as shown in this Amended Final Plat of Ponderosa

Ranch Subdivision prepared by Boldman Surveying Consultants, LLC attached hereto.

Dated this 23 day of June, 2006.

Albert Charles Fagen

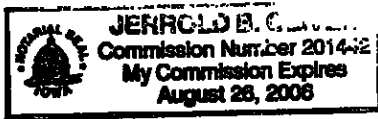
Albert Charles Fagen

Donald D. Hircock Revocable Trust

By Peggy L. Higgins Trustee  
Peggy L. Higgins, Trustee

STATE OF IOWA, COUNTY OF MADISON

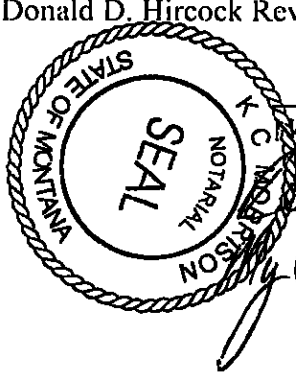
This instrument was acknowledged before me on this 6 day of July, 2006, by Albert Charles Fagen.



Jerrold B. Cline  
Notary Public in and for said State of Iowa

STATE OF Montana, COUNTY OF Garfield

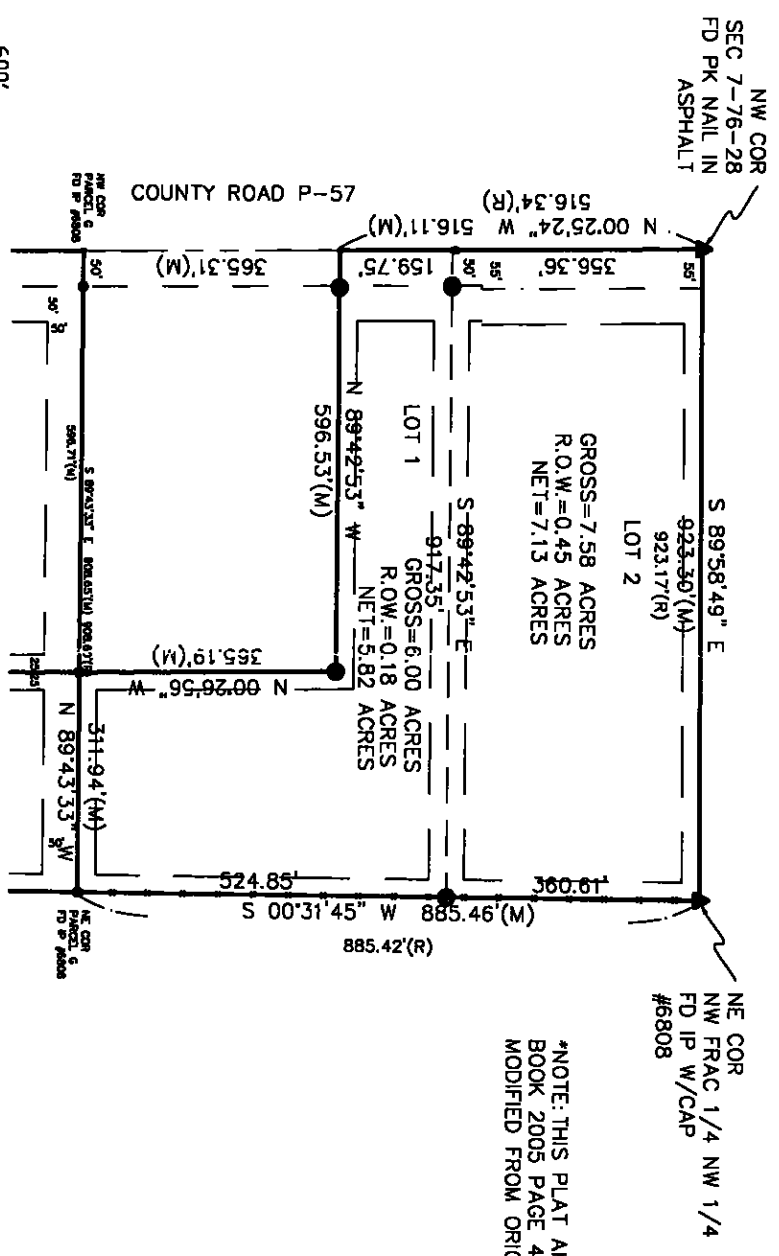
This instrument was acknowledged before me on this 23rd day of June, 2006, by Peggy L. Higgins, Trustee of the Donald D. Hircock Revocable Trust.



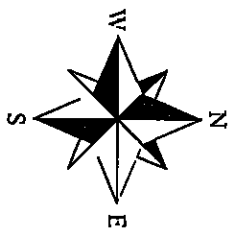
K. C. McMorison  
Notary Public in and for said State of ~~Iowa~~ Montana  
residing in Hamilton  
Commission Expires April 1st 2008

# AMENDED FINAL PLAT OF PONDEROSA RANCH SUBDIVISION

LEGAL DESCRIPTION - A Part of Parcel E in the Northwest Fractional quarter of Section 7, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa, described as follows: Beginning at the Northwest corner of said Section 7; thence S 89°58'49" E a distance of 923.30' to an iron pin; thence S 00°31'45" W a distance of 885.46' to an iron pin; thence N 89°43'33" W a distance of 311.94' to an iron pin; thence N 00°26'56" W a distance of 365.19' to an iron pin; thence N 89°42'53" W a distance of 596.53' to a pk nail; thence N 00°25'24" W a distance of 516.11' to the point of beginning, having an area of 13.574 acres including acres of county road right-of-way.



- X — X — FENCE
- IRON PIN SET W/CAP BOLDMAN #13427
- IRON PIN FOUND IP W/CAP #6808
- ▲ GOVT LAND CORNER



\*NOTE: THIS PLAT AMENDS A SURVEY PLAT RECORDED IN BOOK 2005 PAGE 4947. LOT SETBACK LINES WERE MODIFIED FROM ORIGINAL.

DEVELOPER -  
ALBERT FAGEN  
1702 EARLHAM ROAD  
WINTERSET, IA, 50273  
515-240-4090

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNATURE: *Craig S. Boldman*

NAME: CRAIG S. BOLDMAN

DATE: 8/12/05

MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2006

REQUESTED BY:	ALBERT FAGEN	
SURVEYED	8/12/05	SCALE 1"=200'
PROJECT NO.	05065	DATE 6.5.06
OWNER	BOLDMAN SURVEYING CONSULTANTS, LLC P.O. BOX 66 WINTERSET, IA, 50273 (515)462-9242	
DWNER	Albert Fagen	